



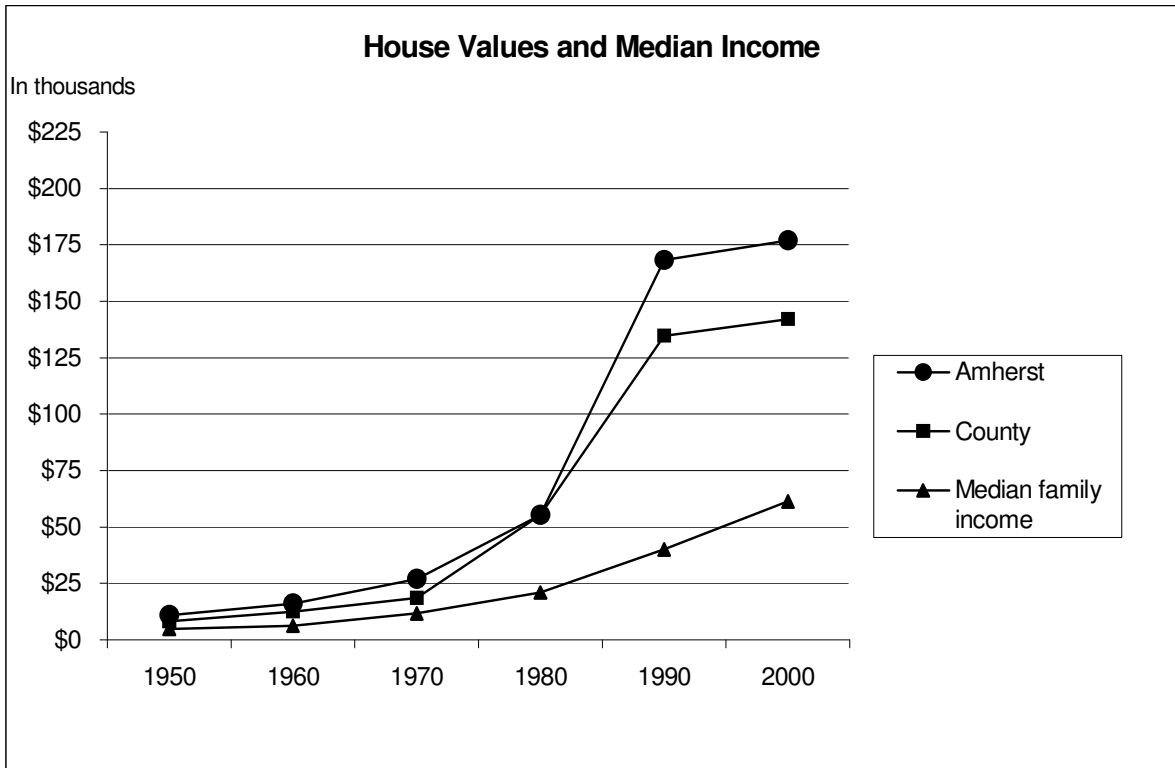
HOUSING



| Table 2.1 Median Home Value (2000) | |
|------------------------------------|-----------|
| Amherst | \$177,000 |
| County | \$142,400 |

| Table 2.2 Median Rent (2000) | |
|------------------------------|----------|
| Amherst | \$687 |
| County | \$631 |
| Median family income | \$61,237 |

Chart 2.1



| Table 2.3 House Value by Number of Owner-Occupied Units (2000) | | |
|--|--------------|--------------|
| | Number | Percent |
| Less than \$50,000 | 16 | .5 |
| \$50,000 – 99,999 | 117 | 3.3 |
| \$100,000 – 149,999 | 991 | 28.0 |
| \$150,000 – 199,999 | 1,122 | 31.7 |
| \$200,000 – 299,999 | 857 | 24.2 |
| \$300,000 - \$499,999 | 390 | 11.0 |
| \$500,000 – 999,999 | 47 | 1.3 |
| \$1,000,000 or more | - | - |
| Total Units | 3,540 | 100.0 |

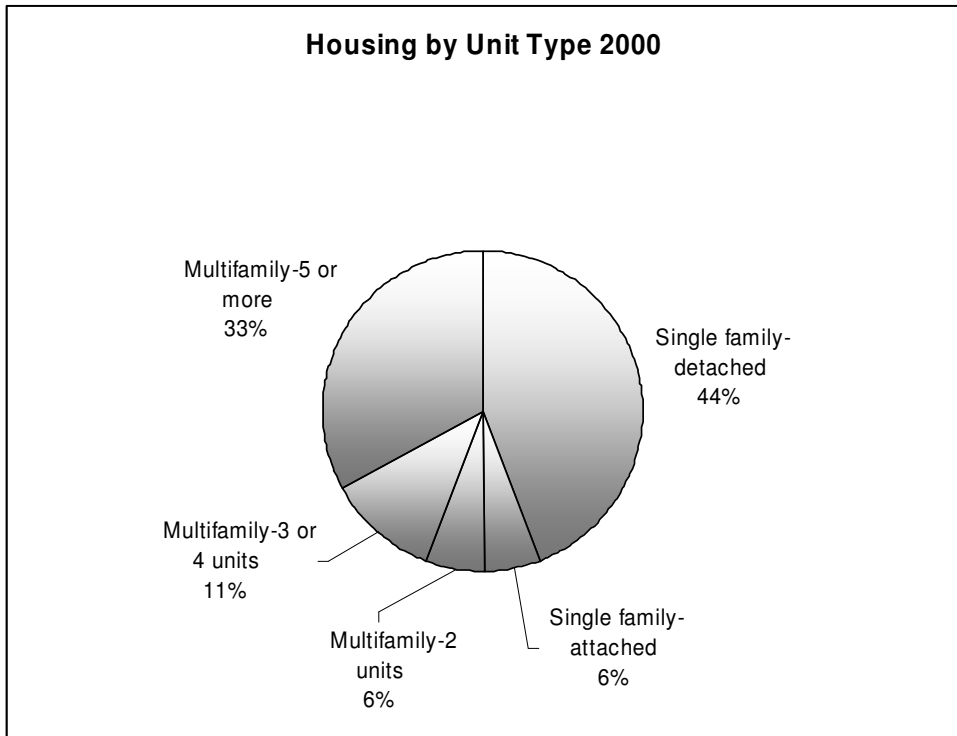
| Table 2.4 Contract Rent by Number of Renter-Occupied Units (2000) | | |
|---|--------------|--------------|
| | Number | Percent |
| Less than \$200 | 258 | 5.2 |
| \$200 – 299 | 131 | 2.6 |
| \$300 – 499 | 502 | 10.0 |
| \$500 – 749 | 1,878 | 37.6 |
| \$750 – 999 | 1,104 | 22.1 |
| \$1000 – 1499 | 718 | 14.4 |
| \$1500 or more | 224 | 4.5 |
| No cash rent | 184 | 3.7 |
| Total Units | 4,999 | 100.0 |

| Table 2.5 Tenure and Vacancy in Amherst (2000) | | |
|--|--------|---------|
| | Number | Percent |
| Occupied housing units | 9,174 | 97.3 |
| Owner-occupied | 4,131 | 45.0 |
| Renter-occupied | 5,043 | 55.0 |
| Vacant housing units | 253 | 2.7 |
| For seasonal, recreational use | 62 | .7 |
| Total housing units | 9,427 | 100.0 |
| Rental vacancy rate | | 1.7 |
| Homeowner vacancy rate | | .4 |

| Table 2.6 Tenure and Vacancy as a Percent of Hampshire County (Housing Units - 2000) | |
|--|--------------|
| Vacant | 9.5% |
| Occupied | 16.4% |
| Owner occupied | 11.4% |
| Renter occupied | 25.7% |
| Total Units | 16.1% |

| Table 2.7 Units in Housing Structure (2000) | | |
|---|--------------|--------------|
| | Number | Percent |
| Single family | 4,683 | 49.7 |
| Detached | 4,148 | 44.0 |
| Attached | 535 | 5.7 |
| Multifamily | 4,739 | 50.3 |
| 2 units | 579 | 6.1 |
| 3 or 4 units | 1,052 | 11.2 |
| 5 or more | 3,108 | 32.9 |
| Other | 4 | 0.0 |
| Total Units | 9,426 | 100.0 |

Chart 2.2



| Table 2.8 Percentage Change in Units in Housing Structure | |
|---|------------------|
| | 1990-2000 |
| Single family | 10.7% |
| Multi-family | 7.3% |
| 2 units | 12.6% |
| 3 or 4 units | 13.5% |
| 5 or more units | 4.5% |
| Total change | 6.9% |

| Table 2.9 Age of Housing by Number of Units | | |
|---|---------------|----------------|
| | Number | Percent |
| 1939 or earlier | 1,777 | 18.9 |
| 1940 - 1959 | 1,107 | 11.7 |
| 1960 - 1969 | 1,797 | 19.1 |
| 1970 - 1979 | 2,468 | 26.2 |
| 1980 - 1989 | 1,428 | 15.1 |
| 1990 – March 2000 | 849 | 9.0 |

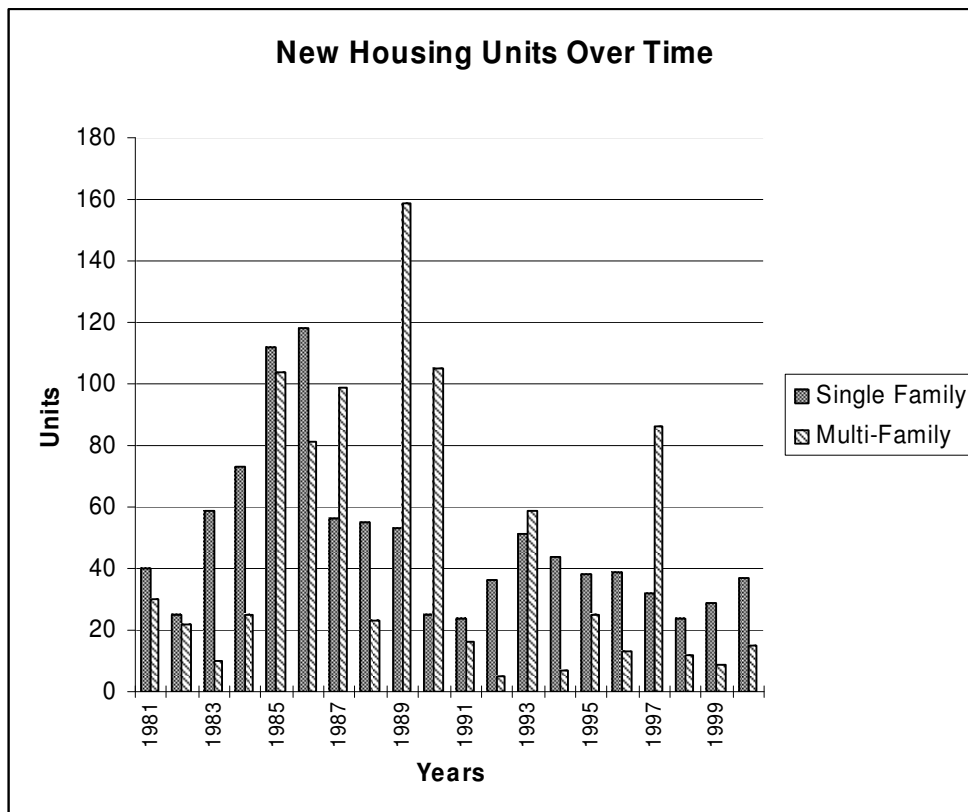
| Table 2.10 Units in Owner-Occupied Housing Structure (2000) | |
|---|-------|
| Single family | 3,772 |
| Detached | 3,536 |
| Attached | 236 |
| Multifamily | 356 |
| 2 units | 119 |
| 3 or more units | 237 |

| Table 2.11 Housing Production by Units (1) | | | |
|--|-------------|---------------|----------------|
| Year | Total Units | Single Family | Multi-family * |
| 1981 | 70 | 40 | 30 |
| 1982 | 47 | 25 | 22 |
| 1983 | 69 | 59 | 10 |
| 1984 | 98 | 73 | 25 |
| 1985 | 216 | 112 | 104 |
| 1986 | 199 | 118 | 81 |
| 1987 | 155 | 56 | 99 |
| 1988 | 78 | 55 | 23 |
| 1989 | 212 | 53 | 159 |
| 1990 | 130 | 25 | 105 |
| 1991 | 40 | 24 | 16 |
| 1992 | 41 | 36 | 5 |
| 1993 | 110 | 51 | 59 |
| 1994 | 51 | 44 | 7 |
| 1995 | 63 | 38 | 25 |
| 1996 | 52 | 39 | 13 |
| 1997 | 118 | 32 | 86 |
| 1998 | 36 | 24 | 12 |
| 1999 | 38 | 29 | 9 |
| 2000 | 52 | 37 | 15 |

(1) For the years 1981 to 1991 there will be discrepancies between this data and the data in the appendix table 2.12 because all types of residential units were counted for this table.

(*) Multi-family includes apartments, conversions, duplexes, mixed-use units, and assisted living units.

Chart 2.3

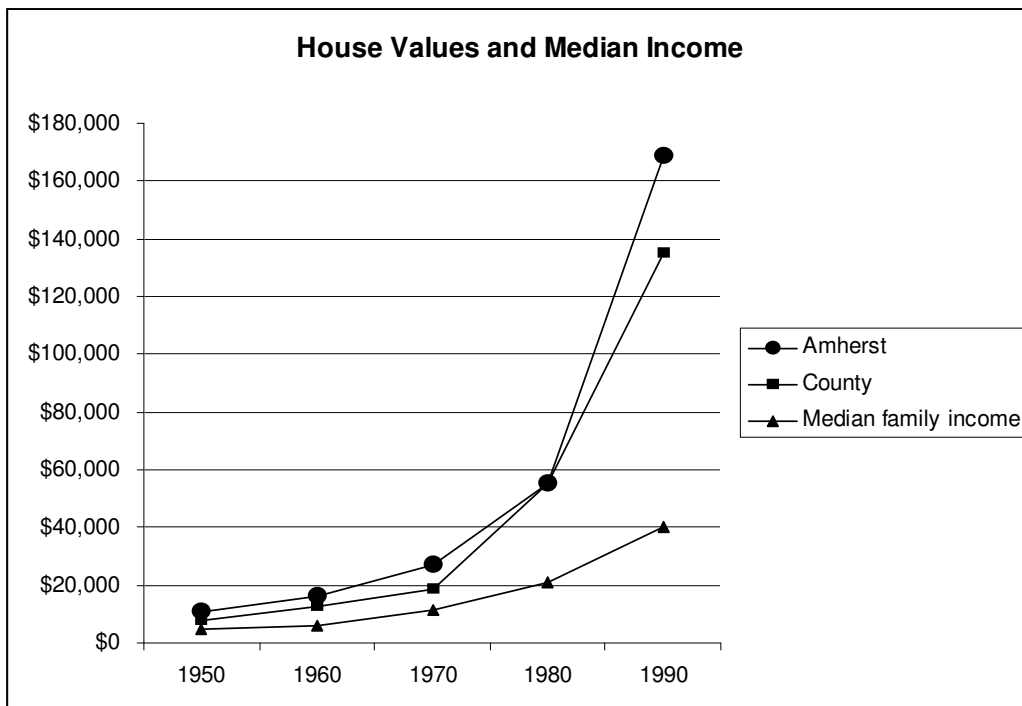


A-2: Housing

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|------------------------------------|----------|----------|----------|----------|-----------|
| Table 2.1 Median Home Value | | | | | |
| Amherst | \$10,969 | \$16,200 | \$27,000 | \$55,500 | \$168,400 |
| County | \$8,099 | \$12,500 | \$18,500 | \$55,500 | \$134,700 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|------------------------------|---------|---------|----------|----------|----------|
| Table 2.2 Median Rent | | | | | |
| Amherst | \$38 | \$74 | \$141 | \$287 | \$519 |
| County | \$27 | \$70 | \$87 | \$248 | \$461 |
| Median family income | \$5,000 | \$6,198 | \$11,608 | \$20,975 | \$40,131 |

Chart A2.1

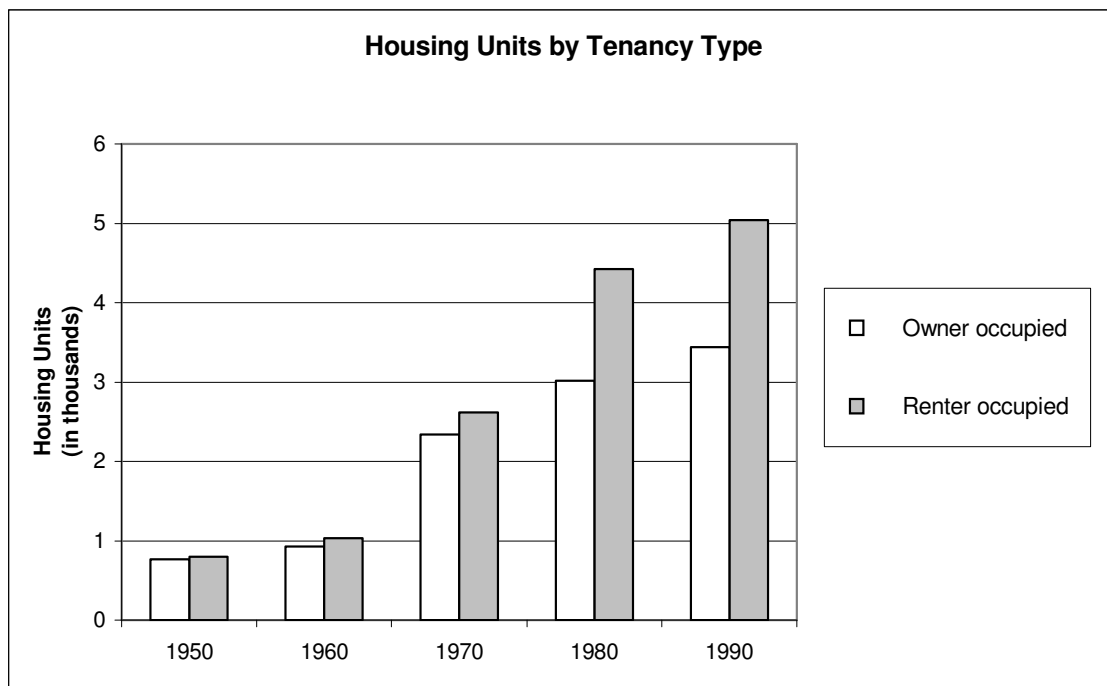


| | 1950 | 1960 | 1970 | 1980 | 1990 |
|--|------|------|-------|-------|-------|
| Table 2.3 House Value by Number of Owner-Occupied Units | | | | | |
| Up to \$19999 | 544 | 589 | 473 | 18 | 8 |
| \$20000 – 24999 | 0 | 164 | 416 | 36 | 3 |
| \$25000 – 34999 | 0 | 0 | 640 | 176 | 1 |
| \$35000 – 49999 | 0 | 100 | 390 | 773 | 2 |
| \$50000 – 79999 | 0 | 0 | 120 | 1,131 | 16 |
| \$80000 – 99999 | 0 | 0 | 0 | 174 | 88 |
| \$100000 – 149999 | 0 | 0 | 0 | 101 | 911 |
| \$150000 – 199999 | 0 | 0 | 0 | 0 | 944 |
| \$200000 – 249999 | 0 | 0 | 0 | 0 | 442 |
| \$250000 – 299999 | 0 | 0 | 0 | 0 | 212 |
| \$300000 – 399999 | 0 | 0 | 0 | 0 | 135 |
| \$400000 – 499999 | 0 | 0 | 0 | 0 | 45 |
| \$500,000 and over | 0 | 0 | 0 | 0 | 14 |
| Total units | 544 | 853 | 2,039 | 2,406 | 2,821 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|---|------|-------|-------|-------|-------|
| Table 2.4 Contract Rent by Number of Renter-Occupied Units | | | | | |
| Up to \$99 | 802 | 810 | 634 | 156 | 82 |
| \$100 – 149 | 1 | 166 | 752 | 114 | 138 |
| \$150 – 199 | 0 | 0 | 747 | 357 | 68 |
| \$200 – 249 | 0 | 0 | 340 | 870 | 71 |
| \$250 – 299 | 0 | 0 | 0 | 789 | 134 |
| \$300 – 399 | 0 | 0 | 0 | 1,304 | 696 |
| \$400 – 499 | 0 | 0 | 0 | 324 | 1,082 |
| \$500 – 599 | 0 | 0 | 0 | 236 | 876 |
| \$600 – 699 | 0 | 0 | 0 | 0 | 570 |
| \$700 and over | 0 | 0 | 0 | 0 | 1,166 |
| Total cash rent | 0 | 976 | 2,473 | 4,150 | 4,883 |
| No cash rent | 31 | 58 | 89 | 137 | 121 |
| Total units | 803 | 1,034 | 2,562 | 4,287 | 5,004 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|--|-------|-------|--------|-------|-------|
| Table 2.5 Tenure and Vacancy in Amherst Housing Units | | | | | |
| Vacant | 24 | 152 | 60 | 252 | 339 |
| For rent | 5 | 94 | 30 | 67 | 111 |
| For sale only | 5 | 11 | 30 | 22 | 96 |
| Rent or sold, not occupied | 14 | 11 | N/A | N/A | 16 |
| Seasonal | - | 8 | - | 7 | 53 |
| Other | - | 23 | 87 | 157 | 63 |
| Rental vacancy rate | - | - | 1.1 | 1.5 | 2.2 |
| Occupied | 1,560 | 1,963 | 4,854 | 7,443 | 8,477 |
| Owner occupied | 762 | 929 | 2,338 | 3,021 | 3,436 |
| Renter occupied | 798 | 1,034 | 2,616 | 4,422 | 5,041 |
| Total Units | 1,584 | 2,115 | 5,104 | 7,699 | 8,816 |
| Percent change of total | N/A | 33.5% | 141.3% | 50.8% | 14.5% |

Chart A2.2



| | 1950 | 1960 | 1970 | 1980 | 1990 |
|--|------|------|------|------|------|
| Table 2.6 Tenure and Vacancy as a Percent of Hampshire County (Housing Units) | | | | | |
| Vacant | 1.5 | 5.2 | 4.2 | 10.6 | 11.2 |
| Occupied | 7.1 | 7.2 | 14.4 | 16.8 | 16.9 |
| Owner occupied | N/A | N/A | N/A | N/A | 11.0 |
| Renter occupied | N/A | N/A | N/A | N/A | 26.7 |
| Total units | 6.7 | 7.0 | 14.2 | 16.5 | 16.6 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|---|-------|-------|-------|-------|-------|
| Table 2.7 Units in Housing Structure | | | | | |
| Single family | 724 | 1,332 | 2,779 | 3,607 | 4,229 |
| Detached | 722 | - | 2,613 | 3,213 | 3,652 |
| Attached | 2 | - | 166 | 394 | 577 |
| Multi-family | 831 | 783 | 2,256 | 4,088 | 4,415 |
| 2 units | 411 | 187 | 360 | 469 | 514 |
| 3 to 4 | 191 | 154 | 517 | 697 | 927 |
| 5 or more | 229 | 442 | 1,379 | 2,922 | 2,974 |
| Mobile home | 29 | 0 | 10 | 0 | 3 |
| Other | - | - | - | - | 169 |
| Total units | 1,584 | 2,115 | 5,045 | 7,695 | 8,816 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|---|-------|-------|-------|-------|-------|
| Table 2.8 Percentage of Units in Housing Structure | | | | | |
| Single family | 45.7 | 63.0 | 55.1 | 46.9 | 48.0 |
| Detached | 45.6 | - | 51.8 | 41.8 | 41.4 |
| Attached | .1 | - | 3.3 | 5.1 | 6.5 |
| Multi-family | 52.5 | 37.0 | 44.7 | 53.1 | 50.1 |
| 2 units | 25.9 | 8.8 | 7.1 | 6.1 | 5.8 |
| 3 to 4 | 12.1 | 7.3 | 10.2 | 9.1 | 10.5 |
| 5 or more | 14.5 | 20.9 | 27.3 | 38.0 | 33.7 |
| Mobile home | 1.8 | 0.0 | 0.2 | 0.0 | 0.0 |
| Other | 0.0 | 0.0 | 0.0 | 0.0 | 1.9 |
| Total units | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 2.9 Percentage Change in Units in Housing Structure | | | | | |
|--|---------|---------|---------|---------|--|
| | 1950-60 | 1960-70 | 1970-80 | 1980-90 | |
| Single family | 84.0 | 108.6 | 29.8 | 17.2 | |
| Multi-family | -5.8 | 188.1 | 81.2 | 8.0 | |
| 2 units | -54.5 | 92.5 | 30.3 | 9.6 | |
| 3 to 4 | -19.4 | 235.7 | 34.8 | 33.0 | |
| 5 or more | 93.0 | 212.0 | 111.9 | 1.8 | |
| Total change | 33.5 | 138.5 | 52.5 | 14.6 | |

| | 1960 | 1970 | 1980 | 1990 |
|---|------|-------|-------|-------|
| Table 2.10 Units in Owner-Occupied Housing Structure | | | | |
| Single family | 856 | 2,157 | 2,749 | 3,133 |
| detached | - | 2,153 | 2,636 | 2,952 |
| attached | - | 4 | 113 | 181 |
| Multi-family | 73 | 166 | 272 | 277 |
| 2 units | - | 110 | 144 | 98 |
| 3 or more | - | 56 | 128 | 179 |
| Mobile home | - | 10 | 0 | 1 |
| Other | - | - | 0 | 25 |
| Total Owner-occupied units | 929 | 2,333 | 3,021 | 3,436 |

| | 1950 | 1960 | 1970 | 1980 | 1990 |
|---|-------------|--------------|--------------|--------------|--------------|
| Table 2.11 Age of Housing by Number of Units | | | | | |
| 1939 or earlier | 1,240 | 1,543 | 1,955 | 1,901 | 2,125 |
| 1940 – 1949 | 320 | 166 | 292 | 462 | 288 |
| 1950 – 1959 | - | 406 | 648 | 726 | 638 |
| 1960 – 1969 | N/A | N/A | 2,150 | 2,285 | 1,889 |
| 1970 – 1979 | N/A | N/A | N/A | 2,321 | 2,545 |
| 1980 – 1990 | N/A | N/A | N/A | N/A | 1,331 |
| Total Units Reported | 1560 | 2,115 | 5,045 | 7,695 | 8,816 |

| Table 2.12 Building Permits Issued for Residential Housing * | | | | | |
|---|----------------------|--------------------|----------------------------|---------------------------|-----------------------------|
| Year | Total Permits | Total Units | Single Family Units | Multi-family Units | Multi-family Permits |
| 1965 | 111 | 257 | 98 | 159 | 13 |
| 1966 | 124 | 253 | 116 | 137 | 8 |
| 1967 | 146 | 396 | 112 | 284 | 34 |
| 1968 | 129 | 461 | 126 | 335 | 3 |
| 1969 | 104 | 206 | 97 | 109 | 7 |
| 1970 | 167 | 524 | 160 | 364 | 7 |
| 1971 | 98 | 986 | 87 | 899 | 11 |
| 1972 | 123 | 212 | 117 | 95 | 6 |
| 1973 | 87 | 253 | 85 | 168 | 2 |
| 1974 | 45 | 45 | 45 | 0 | 0 |
| 1975 | 16 | 16 | 16 | 0 | 0 |
| 1976 | 56 | 56 | 56 | 0 | 0 |
| 1977 | 16 | 16 | 16 | 0 | 0 |
| 1978 | 28 | 29 | 27 | 2 | 1 |
| 1979 | 47 | 158 | 43 | 115 | 4 |
| 1980 | 22 | 29 | 20 | 9 | 2 |
| 1981 | 42 | 61 | 40 | 21 | 2 |
| 1982 | 17 | 17 | 17 | 0 | 0 |
| 1983 | 60 | 65 | 58 | 7 | 2 |
| 1984 | 73 | 86 | 70 | 16 | 3 |
| 1985 | 116 | 165 | 112 | 53 | 4 |
| 1986 | 112 | 186 | 105 | 81 | 7 |
| 1987 | 60 | 128 | 58 | 70 | 2 |
| 1988 | 60 | 142 | 55 | 87 | 5 |
| 1989 | 59 | 209 | 53 | 156 | 6 |
| 1990 | 30 | 136 | 25 | 111 | 5 |
| 1991 | 24 | 24 | 24 | 0 | 0 |

* For the years 1981 to 1991 there will be discrepancies between this data and the data in table 2.11 because all types of residential units were counted for that table.

Chart A2.3

